

SURVEY PURPOSE: TO CREATE 20 LOTS & 3 COMMON PARCELS, & TO DEDICATE SILVER PEAKS DRIVE & ALPINE BEND DRIVE AS A PUBLIC ACCESS EASEMENT.

THIS SUBDIVISION PROVIDES LEGAL AND PHYSICAL ACCESS TO ALL LOTS AS OUTLINED IN THE OWNER'S NOTES.

THE OWNER & COMMISSIONER OF THIS SURVEY IS MB MT ACQUISITION LLC.

BEARING BASIS: EASTERLY LINE OF THE AMENDED PLAT OF PHASE 2 FILED IN BOOK 4, PAGE 497-BA.

CERTIFICATE OF COUNTY TREASURER

I hereby certify, pursuant to Section 76-3-611(1)(b), MCA, that no real property taxes or special assessments assessed and levied on the land described below and encompassed by the PLAT OF SILVERTIP SUBDIVISION P.U.D. are delinquent:

Dated this ____ day of _____, 20____

Treasurer, Madison County, Montana

CERTIFICATE OF DEDICATION - FINAL PLAT

I (we), the undersigned property owner(s), do hereby certify that I (we) have caused to be surveyed, subdivided and platted into lots, blocks, streets and alleys, as shown by this plat hereunto annexed, the following described land in Madison County Montana, to-wit:

LEGAL DESCRIPTION:

A tract of land, said tract being located in the Northeast Quarter of Section 24, Township 6 South, Range 2 East, Principal Meridian Montana, Madison County, Montana, and said tract being further described as follows:

Beginning at the southeast corner of Lot 20 of the Amended Final Plat filed in Book 4 on Page 437-A of Madison County records; thence North 08°49'23" East, on the easterly line of said Lot 20, a distance of 162.33 feet;

the following 3 courses being on the south line of Peaks View Drive as shown on the plat filed in Book 4, Page 466: thence South 82°46'00" East, a distance of 81.93 feet; thence on a curve to the left with a radius of 230.00 feet, a central angle of 07°52'05", and an arc length of 31.58 feet; thence North 89°21'55" East, a distance of 203.44 feet;

the following 5 courses being on the westerly line of Mountain Loop Road as shown on the plat filed in Book 4 on Page 545: thence South 52°07'31" East, a distance of 212.71 feet; thence on a curve to the right with a radius of 170.00 feet, a central angle of 52°36'13", and an arc length of 156.08 feet; thence South 00°28'42" West, a distance of 46.38 feet; thence on a curve to the right with a radius of 170.00 feet, a central angle of 33°14'19", and an arc length of 98.62 feet; thence South 33°43'00" West, a distance of 199.05 feet;

the following 2 courses being on the north line of Cowboy Heaven Road as shown on the plat filed in Book 4 on Page 510: thence on a non-tangent curve to the left with a radius of 330.00 feet, a central angle of 32°24'28", and an arc length of 186.66 feet having a chord which bears South 84°24'08" West, 184.18 feet; thence South 68°10'54" West, a distance of 106.08 feet;

the following 5 courses being on the northeasterly line of Peaks View Drive as shown on the plat filed in Book 4 on Page 509; thence North 23°20'46" West, a distance of 85.62 feet; thence on a curve to the left with a radius of 230.00 feet, a central angle of 45°18'52", and an arc length of 181.90 feet; thence North 70°39'38" West, a distance of 114.48 feet; thence on a curve to the right with a radius of 170.00 feet, a central angle of 36°18'19", and an arc length of 107.72 feet; thence North 34°21'19" West, a distance of 26.39 feet;

thence North 69°53'10" East, on the southeasterly line of the plat filed in Book 4 on Page 497BA, a distance of 222.90 feet; thence North 08°49'23" East, on the easterly line of said plat, a distance of 82.22 feet to the Point of Beginning.

The described tract has a computed area of 7,150 acres, more or less. The described tract is as shown on the accompanying plat and is along with and subject to any existing easements.

The above described tract of land is to be known and designated as the PLAT OF SILVERTIP SUBDIVISION P.U.D. Silver Peaks Drive and Alpine Bend Drive are public roads which will be owned, maintained, and the local governing body will not be required to improve or maintain any non-County road within or providing access to the subdivision. The undersigned hereby grants unto each and every person, firm, or corporation, whether public or private, providing or offering to provide telephone, telegraph, electric power, gas, cable television, water or sewer service to the public, the right to the joint use of an easement for the construction, maintenance, repair and removal of their lines and other facilities, in, over, under and across each area designated on this plat as "UTILITY EASEMENT" to have and to hold forever.

CERTIFICATE OF EXCLUSION FROM HEALTH DEPARTMENT REVIEW

We certify that LOTS B & C (COMMON AREAS) are excluded from review by the Department of Environmental Quality and by the Madison County Health Department pursuant to A.R.M. 17.36.605 2)(a) "a parcel that has no facilities for water supply, wastewater disposal, storm drainage or solid waste disposal, if no new facilities will be constructed on the parcel;".

Dated this ____ day of _____, 20____

Owner: MB MT ACQUISITION LLC

By: _____ Name & Title _____ Signature _____

STATE OF _____
County of _____

On this ____ day of _____, 20____, before me the undersigned Notary Public for the State of _____, personally appeared _____, known to me to be the _____ of _____, and the person whose name is subscribed to the within instrument and acknowledged to me that he executed the within instrument for and on behalf of _____.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

(SEAL)

Notary Public for the State of _____
Printed Name _____
Residing at _____
My Commission expires _____

AREAS (SQUARE FEET)				
LOTS	IN R/W	OUT OF R/W	TOTAL	
1-20 A, B, C	0	140,393 122,677	140,393 171,066	
TOTAL	48,389	263,070	311,459	

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	230.00'	31.58'	S86°42'03"E	31.56'
C2	170.00'	156.08'	S25°49'25"E	150.65'
C3	170.00'	98.62'	S17°05'51"W	97.24'
C4	330.00'	186.66'	S84°23'08"W	184.18'
C5	230.00'	181.90'	N48°00'12"W	177.20'
C6	170.00'	107.72'	N52°30'29"W	105.93'
C7	230.00'	251.06'	S51°12'21"E	238.78'
C8	270.00'	301.67'	N61°56'37"W	286.23'
C9	220.00'	301.12'	S14°52'13"W	278.16'
C10	180.00'	296.58'	S22°51'43"W	264.15'
C11	42.00'	37.89'	N50°10'58"W	36.61'
C12	58.00'	74.98'	N30°12'19"W	69.87'
C13	58.00'	167.78'	S89°42'04"W	115.10'
C14	58.00'	35.20'	S09°57'24"W	34.66'
C15	42.00'	37.89'	S01°30'04"W	36.61'
C16	270.00'	33.50'	N80°23'53"W	33.48'
C17	270.00'	55.34'	N70°58'18"W	55.25'
C18	270.00'	57.25'	N58°58'20"W	57.64'
C19	270.00'	63.86'	N46°04'10"W	63.71'
C20	270.00'	78.65'	N30°56'57"W	78.37'

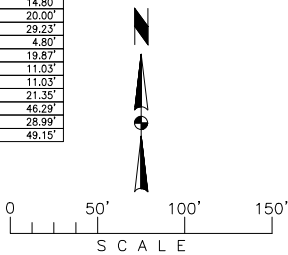
PRELIMINARY PLAT OF SILVERTIP SUBDIVISION P.U.D.

IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 2 EAST, P.M.M.,
MADISON COUNTY, MONTANA

TOTAL AREA: 7.150 ACRES

CURVE TABLE				
C21	270.00'	12.58'	N21°16'11"W	12.58'
C22	180.00'	96.71'	N54°40'23"E	95.55'
C23	180.00'	89.54'	N25°01'51"E	88.62'
C24	180.00'	74.69'	N61°08'22"W	74.15'
C25	180.00'	35.65'	N18°40'01"W	35.59'
C26	58.00'	39.19'	S26°11'15"W	38.45'
C27	58.00'	30.39'	S60°33'16"W	30.05'
C28	58.00'	98.20'	N55°55'55"W	86.86'
C29	42.00'	35.08'	S03°24'49"W	34.07'
C30	42.00'	2.80'	S22°25'42"E	2.80'
C31	220.00'	43.78'	N18°38'22"W	43.71'
C32	220.00'	59.61'	N05°10'34"W	59.43'
C33	220.00'	67.47'	N11°22'17"E	67.20'
C34	220.00'	55.66'	N27°24'19"E	55.51'
C35	220.00'	74.60'	N44°22'02"E	74.24'
C36	220.00'	61.37'	N62°04'23"E	61.17'
C37	170.00'	61.26'	N41°48'08"W	60.93'
C38	170.00'	57.81'	N21°44'13"W	57.53'
C39	170.00'	37.01'	N05°45'30"W	36.94'
C40	170.00'	40.13'	N07°14'28"E	40.04'
C41	170.00'	58.49'	N23°51'37"E	58.20'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S65°46'16"E	14.80'
L2	N24°13'44"E	20.00'
L3	N32°22'26"E	29.23'
L4	S03°48'16"E	4.80'
L5	N19°56'06"W	19.87'
L6	S24°20'27"E	11.03'
L7	S24°20'27"E	11.03'
L8	N85°56'14"W	21.35'
L9	S82°30'07"W	46.29'
L10	S77°20'51"E	28.99'
L11	S31°54'08"W	49.15'



CERTIFICATE OF SURVEYOR

I, Steven C. Anderson, Professional Land Surveyor, do hereby certify that I have performed the survey shown on the attached PLAT OF SILVERTIP SUBDIVISION P.U.D.; that such survey was made on or between _____; that such survey is true and complete as shown and that the monuments found and set are of the character and occupy the positions shown thereon.

Dated this ____ day of _____, 20____

Steven C. Anderson
Montana License No. 12251 LS

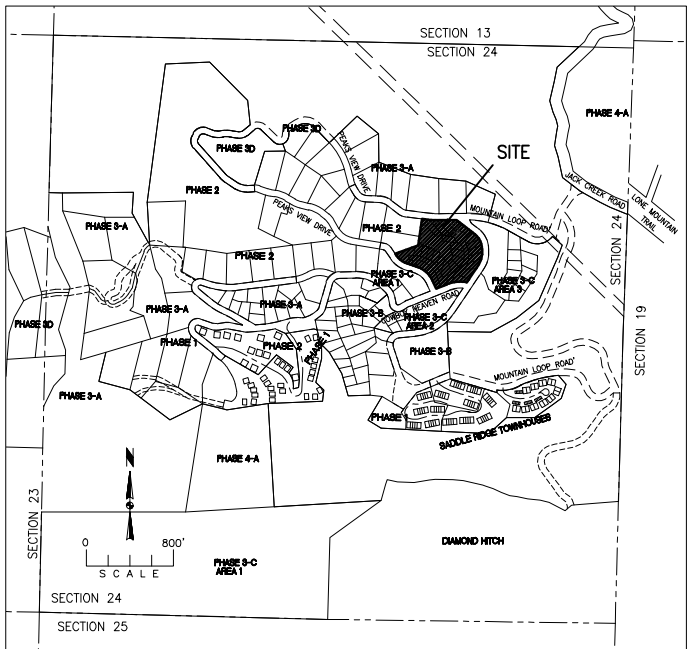
SURVEYOR'S NOTES

- This map is based on record data and information provided by the owner. No field survey has been conducted.
- Existing roads in Section 24 are referred to by name and used as boundary lines on various plats. No document creating these roads has been found.

OWNER'S NOTES

- Buyers of property should ensure that they have obtained and reviewed all sheets of this plat and all documents recorded and filed in conjunction with this plat. Buyers are strongly encouraged to contact the local planning department and become informed of any limitation on the use of the property prior to closing.
- All owners within the subdivision have been granted an easement over Cowboy Heaven Road, Mountain Loop Road and Jack Creek Road to Lone Peak Trail by MB MT Acquisition as owner of said roads pursuant to the covenants. These roads providing primary access to the subdivision, are private roads accessible to the public. These roads are owned by MB MT Acquisition LLC and will be maintained by it or its successors and assigns. The Owners Association shall maintain Alpine Bend Drive and Silver Peaks Drive. Madison County will not be required to improve or maintain these roads.
- Common lots & roads will be maintained by the Owners Association.
- Existing ski runs and trails are subject to an easement as defined in the covenants.
- Lot B & Lot C are dedicated parkland with a total area of 28,034 square feet.

VICINITY MAP



CERTIFICATE OF FINAL PLAT APPROVAL - COUNTY

The County Commission of Madison County, Montana, does hereby certify it has examined this subdivision plat and having found the same to conform to law, approves it this ____ day of _____, 20____.

Signatures of County Commissioners

ATTEST: Signature of Clerk and Recorder, Madison County

CERTIFICATE OF FILING BY CLERK & RECORDER

STATE OF MONTANA }
County of Madison }

Filed for record this ____ day of _____, 20____,
at ____ o'clock, _M.
Book ____ of Plats, Page ____
Doc. No. _____

County Clerk and Recorder
Madison County, Montana

ACCOMPANYING RECORDED DOCUMENTS

LOCATED IN THE NE 1/4 OF SECTION 24, T6S, R3E, P.M.M., MADISON COUNTY, MONTANA		14033 PrelimPlat.dwg	
DRAWN BY: SA	DATE: 5/30/14	QUALITY CHECK: 814-033	FIELDBOOK
SURVEYED BY:	JOB NO.		
THOMAS, DEAN & HOSKINS, INC.			
ENGINEERING CONSULTANTS			
GREAT FALLS-BOZEMAN-KAISPELL			
SPOKANE LEWISTON			
MONTANA WASHINGTON IDAHO			